**Housing**

**Goal**

Ensure the construction and preservation of housing stock that meets a diverse range of incomes and needs.

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### Measure

<table>
<thead>
<tr>
<th>City contributions to ARCH (A Regional Coalition for Housing) Trust Fund*</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$452,340</td>
<td>$478,476</td>
<td>$476,345</td>
<td>$590,598</td>
<td>$590,560</td>
<td>$307,000 to $455,000</td>
</tr>
</tbody>
</table>

| Number of low income housing units produced | 19   | 7    | 101** | 97    | ***   | 69 units per year |
| Number of moderate income housing units produced | 8    | 7    | 174** | 30    | ***   | 49 units per year |
| Total number of low and moderate income units brought online | 27   | 14   | 275** | 127   | ***   | 118 units per year |

* Includes General Funds, Community Development Block Grant Funds, and reallocation of affordable housing loans that have been repaid.

** 89 of the low income and 143 of the moderate income units are Residential Suites – single room living units of 120 to 350 square feet with shared bathroom and/or kitchen facilities.

*** Not yet available.

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**How do we measure affordable housing?**

King County’s Countywide Planning Policies determine the affordable housing targets for cities based on a variety of factors, including the projected affordable housing needs of low- and moderate-income households, the existing stock of market rate and subsidized housing, and the number of jobs by wage level and location.

Kirkland’s progress towards meeting those targets include affordable housing units that have been built as a result of:

- Housing Trust Fund contributions
- Housing regulations that the City has adopted, such as affordable housing requirements, Accessory Dwelling Units, Residential Suites, and tax exemptions
- Private housing development with market rents at affordable levels
Kirkland continues to take a multi-faceted approach to creating a diverse housing stock that meets a variety of income ranges and needs. Several multi-family and mixed-use developments in areas where affordable housing will be required by zoning regulations are currently in the pipeline, based on conversations with developers prior to permit submittal through projects that are already under construction. The City’s growing list of regulations to encourage and enable affordable and diverse housing include:

- Accessory Dwelling Units
- Small lot single family allowances
- Cottage and carriage housing regulations
- Residential suites
- Affordable housing requirements with offsetting density bonuses
- Multi-family residential tax exemptions
- Standards for transit-oriented development at South Kirkland Park and Ride
- Impact fee exemptions for affordable housing

Planning staff and the Housing Strategy Advisory Group completed the process of preparing a new Housing Strategy Plan to provide direction for additional future initiatives that the City will undertake in support of affordable and diverse housing. In addition, the City sees a tremendous return on its annual investment in the ARCH Housing Trust Fund. Approximately 75% of the low-income units and about 20% of the moderate income units that the City has been given credit for producing are a result of financial contributions made by the City to affordable housing projects within Kirkland and other ARCH cities through the ARCH Housing Trust Fund. The remaining units are a result of regulations that require affordable housing or allow the construction of diverse housing, such as ADUs and residential suites.

**WHAT ARE WE DOING?**

Progress towards meeting affordable housing targets established in the Countywide Planning Policies fluctuates annually. This is due to a variety of factors, including when the City contributions to the ARCH (A Regional Coalition for Housing) Trust Fund get allocated and to which projects. Kirkland has continually participated above target levels to this fund for the past five years, helping to get affordable housing built in the region and the City. This is necessary because housing costs continue to rise in Kirkland. While median income is also high, many who work in the City cannot afford to live in or own a home here. To combat this, the City has worked to increase capacity and affordability by changing zoning to add capacity through mixed use zoning, as well as allowing cottages and Accessory Dwelling Units. The City also supports and incentivizes affordable housing through short term tax exemptions, and requiring a portion of affordable units in new development.

**WHAT ARE WE DOING?**

In early 2017, the City Council appointed a 16-member Housing Strategy Advisory Group to work with staff to prepare a new Housing Strategy Plan to guide the City’s future work on housing issues. This dedicated Advisory Group consisted of community members from a variety of backgrounds, who met over a 15-month period, to develop strategies that would implement all three goals in the Housing Element of the City’s Comprehensive Plan. Those goals are:

- Goal H-1: Maintain and enhance the unique residential character of each City neighborhood.
- Goal H-2: Ensure that Kirkland has a sufficient quantity and variety of housing to meet projected growth and needs of the community.
- Goal H-3: Promote affordable and special needs housing throughout the City for all economic segments of the population.

The Housing Strategy Plan was adopted by the City Council on May 1, 2018 and includes strategies for each of these areas, as well as actions for the City to undertake in the next three to five years. The Plan process is designed to be iterative – once the top priority strategies have been addressed, the City will consider what its next steps should be.

The first projects the City will undertake to translate the Housing Strategy Plan into action are:

- Updating regulations for Accessory Dwelling Units (ADUs), cottages, duplexes and triplexes in single-family neighborhoods to increase the variety and number of smaller housing units throughout the community;
- Lobbying the State legislature for more tools to encourage low- and moderate-income housing development;
- Promoting more opportunities for home ownership by supporting legislative changes to the State Condominium Act; and
- Seeking funding for a Transit Oriented Development pilot project at the Kingsgate Park and Ride.